



## **HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**

### **Commission Members:**

Rogenia Cox, CHAIR  
Judge Armando Rodriguez, VICE-CHAIR  
Izzy Einsidler, Commissioner  
Jeffrey Harrington, Commissioner  
Bobby R. Bliatout, Commissioner  
Jas Singh, Commissioner  
Sandy Cha, Commissioner

### **Staff:**

Craig Scharton, Director  
Downtown and Community Revitalization Department  
Claudia Cázares, Manager  
Housing & Community Development Division  
Erica Castaneda, Recording Secretary

*Conference Room "A" is accessible to the physically disabled. Please contact Housing and Community Development staff at 621-8500 to request additional accommodations for other disabilities, signers, assistive listening devices or translators. Requests should be made one week prior to the meeting.*

### **HCDC MEETING AGENDA**

**Wednesday, November 10, 2010 at 5:00 p.m.**

**Fresno City Hall, Conference Room 2165 (Room A - 2<sup>nd</sup> Floor)  
2600 Fresno Street, Fresno, California 93721**

#### **A. CALL TO ORDER**

#### **B. COMMUNICATIONS**

#### **C. APPROVAL OF MINUTES**

1. Minutes of October 13, 2010

#### **D. GENERAL ADMINISTRATION**

1. RECOMMEND APPROVAL TO AWARD A \$391,451 CONSTRUCTION CONTRACT TO AGEE CONSTRUCTION FOR CAPITAL IMPROVEMENTS TO THE WILLOW BRIDGE, AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE CONTRACT. – Presentation by Randy Bell
2. CONSIDER RECOMMENDING THAT AGENCY BOARD AWARD CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR THE DEMOLITION AND CLEARANCE OF THE FORMER FUSD MAINTENANCE YARD (717 S. 7<sup>TH</sup> STREET) AND RESIDENTIAL PROPERTY (3745 EL MONTE WAY) LOCATED IN SOUTHEAST FRESNO. (BID FILE NO. 3026) – Presentation by Redevelopment Agency
3. CONSIDER RECOMMENDING THE CITY COUNCIL APPROVE AND ADOPT THE PROPOSED AMENDMENTS TO TWO (2) REDEVELOPMENT PLANS IN THE MERGER NO. 2 PROJECT COMPRISED OF THE FRUIT/CHURCH AND SOUTHWEST FRESNO GENERAL NEIGHBORHOOD RENEWAL AREA ("CONSTITUENT PROJECT AREAS" OR "CONSTITUENT REDEVELOPMENT PLANS").
  1. Recommend that the Fresno City ("City") Council ("Council") and Fresno Redevelopment Agency Board ("Agency Board" or "Board") certify the Final Subsequent Environmental Impact Report ("FSEIR") for the Merger No. 2 Project.
  2. Recommend that the Council and Agency Board consider adopting an appropriate statement of overriding considerations because significant, unavoidable environmental impacts may result from the Merger No. 2 Project.
  3. Recommend that the City Council adopt by Ordinance the Proposed Merger No. 2 Redevelopment Plan Amendments. – Presentation by Redevelopment Agency
4. CONSIDER RECOMMENDING THAT THE REDEVELOPMENT AGENCY ADOPT A RESOLUTION APPROVING THE PROPOSED FIVE-YEAR IMPLEMENTATION PLAN FOR THE MERGER NO. 2 PROJECT. – Presentation by Redevelopment Agency
5. CONSIDER RECOMMENDING THAT THE COUNCIL AND AGENCY BOARD ADOPT THE PLAN AMENDMENT FOR THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA AND TO APPROVE THE AMENDMENT'S INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION. – Presentation by Redevelopment Agency
6. RECOMMEND THAT THE AGENCY BOARD:
  1. ADOPT A CEQA CATEGORICAL EXEMPTION PER STAFF DETERMINATION PURSUANT TO SECTION 15330/CLASS 30 OF THE CEQA GUIDELINES FOR THE CLEANUP PROJECT OF THE 317 CALIFORNIA AVENUE SITE;
  2. ADOPT A RESOLUTION AUTHORIZING THE AGENCY TO CLEANUP HAZARDOUS

SUBSTANCES ON THE 317 CALIFORNIA AVENUE SITE PURSUANT TO THE HEALTH & SAFETY CODE;

3. ACKNOWLEDGE THE EPA GRANT FUNDS; AND

4. AWARD THE CONTRACT FOR THE CLEANUP OF THE 317 CALIFORNIA AVENUE SITE LOCATED IN THE SOUTHWEST FRESNO GNRA REDEVELOPMENT PROJECT AREA.

– Presentation by Redevelopment Agency

7. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND JOSE L. IBARRA AND IVETTE C. IBARRA, OR DESIGNEE, FOR THE DEVELOPMENT OF A NEW 37 UNIT RESIDENTIAL PROJECT LOCATED 1045 U STREET, LOCATED WITHIN THE URBAN RENEWAL PLAN FOR MARIPOSA PROJECT.

– Presentation by Redevelopment Agency

8. CONSIDER RECOMMENDING THAT THE AGENCY BOARD APPROVE MATTERS OF AN OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO, JAMES S. HARON, RANDY B. HARON, AND NORAH HOLDINGS LLC FOR APN 468-225-20 AND 21, 468-225-20 IN THE CONVENTION CENTER REDEVELOPMENT PROJECT AREA.

– Presentation by Redevelopment Agency

9. CONSIDER RECOMMENDING THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 1270 N. ABBY STREET (APNs 451-292-01, 02 & 28) OWNED BY RODRIGO SANDATE SAUCEDO AND MARIA R. SANDATE; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA. – Presentation by Redevelopment Agency

10. CONSIDER RECOMMENDING THE AGENCY APPROVE THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE REDEVELOPMENT AGENCY AND APPLE VALLEY FARMS, INC. AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE MOU. – Presentation by Redevelopment Agency

11. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND TFS INVESTMENTS, LLC FOR THE DEVELOPMENT OF A NEW 20 UNIT RESIDENTIAL PROJECT AT 541-545 NORTH FULTON STREET IN THE FREEWAY-99 GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA.

– Presentation by Redevelopment Agency

12. CONSIDER RECOMMENDING THE REDEVELOPMENT AGENCY ADOPT AN OWNER PARTICIPATION AGREEMENT WITH BEAL DEVELOPMENT LLC, (APN 467-102-01) IN THE CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA:

1. Redevelopment Agency Resolution, Waiving Certain Owner Participation Criteria and Approving an Owner Participation Agreement with Beal Development LLC; and
2. Authorize the Executive Director of the Agency to Execute the Owner Participation Agreement. – Presentation by Redevelopment Agency

13. CONSIDER RECOMMENDING AGENCY BOARD APPROVE THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE REDEVELOPMENT AGENCY AND DON PICKET AND ASSOCIATES INC. AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE MOU. – Presentation by Redevelopment Agency

#### **E. INFORMATIONAL REPORTS**

#### **F. COMMISSIONERS' ITEMS**

#### **G. UNSCHEDULED ORAL COMMUNICATIONS**

*Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.*

#### **H. ADJOURNMENT** The next Commission meeting is **December 8, 2010**

*Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.*